

(2) All the following described real estate located in Braddock District, Frederick County, Maryland, to-wit: All that triangular lot of land being the southwestern portion of the same real estate conveyed to Maurice F. Klipp and Nannie C. Klipp, his wife, by deed from Paul Klipp, widower, dated October 28, 1933, and recorded in Liber No. 388, folio 545, one of the Land Records for Frederick County, and having a frontage of 170 feet on the east side of Ridge Road leading from Braddock to High Knob, and extending back to the lands of Robert P. Bennett and Doris E. Bennett, his wife. It being the same real estate which was conveyed unto Robert P. Bennett and Doris E. Bennett, his wife, by deed from Maurice F. Klipp and Nannie C. Klipp, his wife, dated June 13, 1949, and recorded in Liber No. 491, folio 543, one of the Land Records for Frederick County.

SECOND: That said Deed of Trust contained a covenant that if the said grantors, Robert Pearce Bennett, also known as Robert P. Bennett, and Doris E. Bennett, his wife, should default in the payment of said Single Bill at the time designated or the interest thereon, it shall be lawful for the said William M. Storm, Trustee, or his assigns, to exercise the power of said therein contained.

THIRD: That the said Robert Pearce Bennett, also known as Robert P. Bennett, and Doris E. Bennett, his wife, did default in the payment of said Single Bill, whereupon your Petitioner became empowered to sell the property conveyed by said Deed of Trust, and your Petitioner did, after docketing a suit and filing his bond as required by law, advertise the real estate conveyed by said Deed of Trust, in the Frederick News, a newspaper printed and published in Frederick County, once a week for three successive weeks, prior to the day of sale, and pursuant to said notice of sale, your Petitioner did attend at the Court House Door, in Frederick City, Maryland, on Saturday, April 4, 1953, at the hour of eleven o'clock, a. m. and then and there offered the real estate mentioned, for sale, and then and there sold the same to William R. Rodenberg at and for the sum of EIGHT THOUSAND (\$8000.00) DOLLARS, he being the highest and best bidder therefor, taking his certificate of purchase for the amount of the purchase money, which is filed herewith marked Exhibit No. 1 to this Petition and Report of sale; and your Petitioner reports the aggregate amount of said sale to be \$8000.00, all of which is submitted for the